

JAN 6 1993

December 31, 2002



**Fairview Center** ☐

1217 E. 10th Avenue  
Anchorage, AK 99501  
(907) 257-4686 *appointments*  
(907) 257-4654 *fax*

**Fairview Dental Clinic** ☐

1217 E. 10th Avenue  
Anchorage, AK 99501  
(907) 257-4661 *appointments*  
(907) 257-4654 *fax*

**Mountain View Health Center** ☐

3521 Mountain View Drive  
Anchorage, AK 99508  
(907) 792-2300 *phone*  
(907) 792-2369 *fax*

**Administrative Office** ☒

P.O. Box 201849  
903 W. Northern Lights, #218  
Anchorage, AK 99520  
(907) 792-6538 *phone*  
(907) 792-6526 *fax*

**Patient Accounting** ☐

903 W. Northern Lights, #218  
Anchorage, AK 99503  
(907) 792-6500 *phone*  
(907) 792-6546 *fax*

Mr. Joel Neimeyer  
510 "L" Street, Suite 410  
Anchorage, AK 99504

Dear Joel:

Enclosed is the first quarterly report from the Anchorage Neighborhood Health Center for the period of October 1, 2002 - December 31, 2002. Please let me know if the report is missing any critical information or if you would like it in another format.

On behalf of the Board of Directors, I would like to thank the Denali Commission for its generous funding of this conceptual planning process. I also appreciate the time you have given to the Center in answering questions and taking the tour.

Sincerely,

*Joan*

Joan L. Fisher  
Executive Director

*File  
0062*



*Anchorage Neighborhood Health Center  
~Our Care is Centered on You~*

Quarterly Report for Anchorage Neighborhood Health Center  
Conceptual Planning - Project No. 0062-DC-2002-I15  
October 1, 2002-December 31, 2002

Total Project Budget	<b>\$190,000</b>	<b>% of expenditures to total budget</b>
Total amount of Denali Commission funds committed to the project	<b>\$190,000</b>	
Total project expenditures – 1 <sup>st</sup> quarter	<b>\$ 38,700</b>	
Total expenditure of Denali Commission funds	<b>\$38,700</b>	<b>20 %</b>

Project schedule is attached.

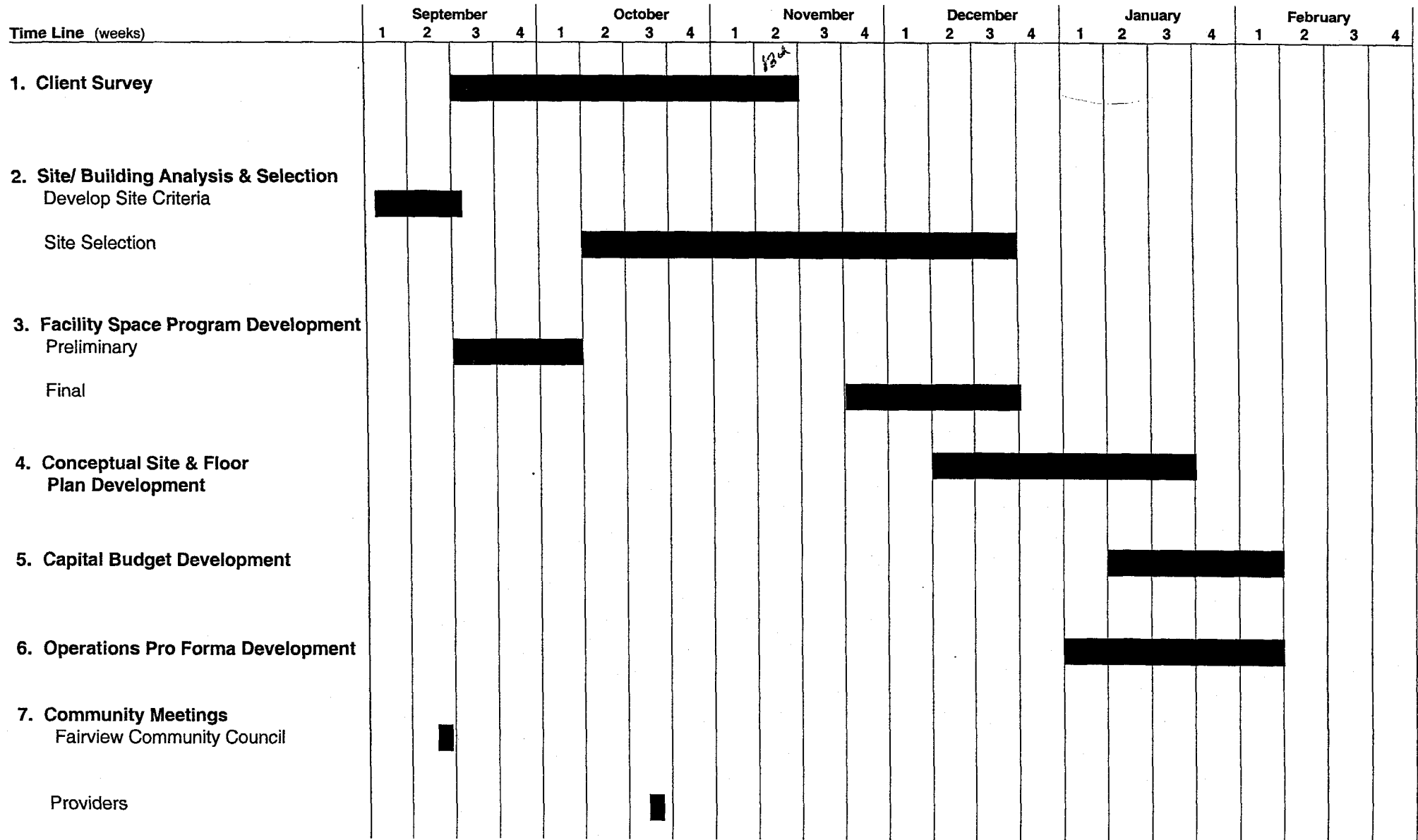
The Anchorage Neighborhood Health Center (ANHC) contracted with Livingston Slone (L/S) to conduct the conceptual planning phase. To date, we have completed a survey conducted by Ivan Moore to determine current and future clientele information relating to location and use of services. A complete report is available to the Denali Commission. This survey is 100% completed.

We have also met several times over the past quarter with Mark Begich who has been searching for real estate or a building that could be remodeled. Several meetings were spent on determining the correct space allocations in order to compute the needed square footage for the building and for parking. The decision is that we will need approximately 40,000 square feet. The total land space needed for the building and parking is no less than 3.5 acres. The site and building analysis is 45 % complete.

As mentioned above, the preliminary facility space determination is 75% completed.

# **ANHC Conceptual Design and Site Selection Master Planning Phase II**

October 16, 2002





ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

RECEIVED

DEC 20 2002

December 18, 2002  
Project No: 00220.00  
Invoice 2200004

Anchorage Neighborhood Health Center  
ADMINISTRATION

JOAN FISHER  
ANCHORAGE NEIGHBORHOOD HEALTH  
SUITE 218  
903 W NORTHERN LIGHTS BLVD  
ANCHORAGE AK 99503

ANCHORAGE NEIGHBORHOOD HEALTH CENTER

Professional Services: November 1, 2002 through November 30, 2002

Fee

Phase	Fee	Percent Complete	Earned
CLIENT SURVEY	12,000.00	100.00	12,000.00
SITE/BLDG ANALYSIS & SELECTION	48,000.00	45.00	21,600.00
FACILITY SPACE - PRELIM	6,000.00	75.00	4,500.00
FACILITY SPACE - FINAL	50,000.00	0.00	0.00
CONCEPT SITE/FLOOR PLAN	57,000.00	0.00	0.00
CAPITAL BUDGET DEVELOPMENT	6,000.00	10.00	600.00
OPERATIONS PRO FORMA	1,000.00	0.00	0.00
Total Fee	180,000.00	Total Earned	38,700.00
		Previous Fee Billing	26,520.00
		Current Fee Billing	12,180.00
		Total Fee	12,180.00

Total this invoice **\$12,180.00**

Billings to date

Fee	Current	Prior	Total
Totals	12,180.00	26,520.00	38,700.00
	12,180.00	26,520.00	38,700.00

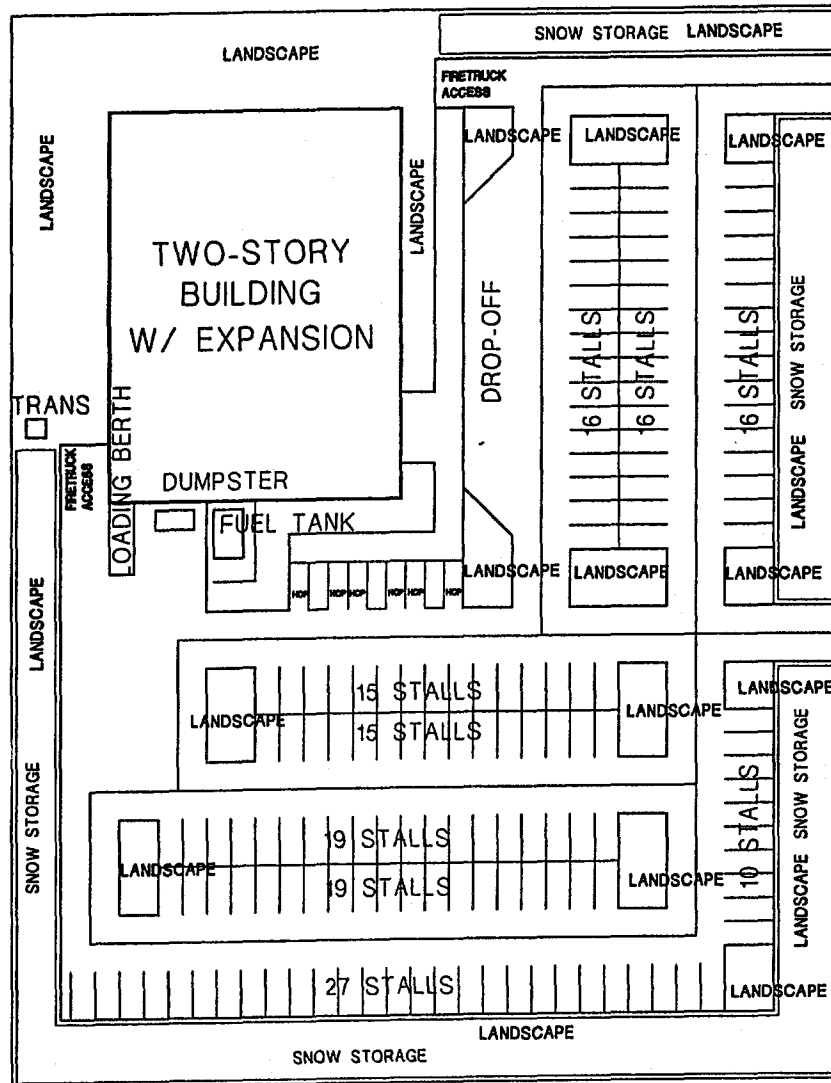
OK to Pay  
Bisher  
12/20/02

TOM LIVINGSTON, FAIA  
DONALD E. SLONE, PE

LIVINGSTON SLONE, INC.  
3900 ARCTIC BOULEVARD  
SUITE 301  
ANCHORAGE, ALASKA 99503-5790  
907 562 2058 FAX 907 561 4528  
E-MAIL: lsi@alaska.net

# ANHC SITE SELECTION

on 3.50 Acre Site  
RECTANGULAR LOT, TWO STORY SCHEME



ANHC SITE SELECTION  
SITE SIZING DIAGRAM

## Approach to Conceptual Planning Process

Anchorage Neighborhood Health Center (ANHC) is an established community health center located in Fairview and Mountain View areas. ANHC recently completed a master site planning process (copy included with this packet) that identified a need for more space to handle current clinical functions and future growth. In April 2002, the Board of Directors agreed to pursuing the development of a comprehensive building plan that includes expansion or construction of a new clinic.

ANHC provides the following as our approach to the conceptual planning process:

1. **Community Meetings**: ANHC will convene a meeting with significant members of the community to discuss the plans to either procure a site and build a new clinic or find existing building space to remodel. Members such as Providence Health System, Alaska Regional, Southcentral Foundation, Municipality of Anchorage, Family Practice Residency Program, United Way of Anchorage, and others will be welcome to provide input to the conceptual planning process. Any services that can be supported collaboratively or improvements in delivery of services will be discussed. The outcome of that meeting will be submitted to the Commission with the conceptual plan documents.

**Update: This meeting has not taken place yet but will be completed in the next quarter – 3/31/03**

ANHC will also be meeting with the Fairview and Mountain View Community Council members prior to any decisions being made to get their direction on the idea of expanding or building a new clinic. ANHC will then meet regularly with any community councils that will be impacted by the planning process.

**Joan Fisher met with the Fairview Community Council on September 12<sup>th</sup> and updates them monthly.**

2. **“Large” clinic Needs Assessment**: A needs assessment will be conducted by the Executive Director of ANHC to identify current health services provided as well as any new services that the organization can realistically provide in the new facility. The assessment will include how services will be delivered and the impact on the budget. Indicators for community health improvements will be developed and evaluated. This assessment will also include the demographics of the neighborhood in which we plan to be located, including numbers of uninsured, income levels and other pertinent data.

**The client survey was completed by Ivan Moore on November 30, 2002. The assessment of the community will be completed after site selection.**

3. Multi-use Determination: ANHC will not be sharing space with other non-health related businesses but may include appropriate health services depending on feasibility and cost. For example, if office space were made available for a vision specialist or podiatrist *and* they would be willing to serve an underserved population, we would consider building additional office space.

**Depending on land selection and affordability, we may be partnering with local health agencies, however; the agencies will be separate from the ANHC business.**

4. Site Analysis and Selection: The contractor will complete the site selection process to include zoning and site separation distances, patient access, room for growth, and development costs. ANHC will consider all options and will offer one preferred site at the end of the conceptual planning process.

**In progress, 45 % completed.**

5. Site Control: The process for achieving site control will be decided by the Board of Directors at ANHC, including a plan for purchase or acquisition.

**Not ready for a decision yet.**

6. Business Plan: The conceptual design process will include determination of the total square footage needed, a conceptual floor plan and site plan of the facility, and a budget for the new services and facility. The business plan will include the financial and human resources needed, all estimated revenues and expenses associated with the new clinic, and sources of cost share funds will have been identified. The estimated total project cost will be calculated but the final project cost estimates will not be completed until the Design phase.

**Unable to complete at this phase.**

ANHC expects to complete the conceptual design process within six months of awarding the bid to the best architectural and engineering contractor.